

ADAMS COUNTY
BOARD OF ADJUSTMENT
MONTHLY MINUTES:
November 19, 2014

Chairman Bob Beaver called the Adams County Board of Adjustment meeting to order at 9:30 A.M. with the following members present; Tom Feller, Vice-Chair; Cathy Croke, Secretary; Bob Benkowski and Bob Krause. Others present were: Zoning Administrator Phil McLaughlin and Cathy Allen, Recording Secretary. Was this meeting properly announced? Mr. McLaughlin stated that it was. Roll Call. Cathy Croke made a motion to approve the Agenda as noticed. Tom Feller seconded the motion. All in favor. Motion carried. Public Hearings: Bradley W. Pearson – Variance request under Section 5-6B.04(C) of the Adams County Comprehensive Zoning Ordinance and Section 10-4A.01(C) of the Adams County Shoreland Wetland and Habitat Protection Ordinance to allow the construction of a deck at 56’ and steps at 53’ to the centerline of Ember Avenue on property located in the SW ¼, NE ¼, Section 29, Township 16 North, Range 6 East, Lots 6-7 of Assessor’s Plat #1 at 1138 Ember Drive, Town of Easton, Adams County, Wisconsin. Adjacent property owners Priscilla Hodel and Rodney Hanley were present and in favor of the request. The Township did not have any objections. Discussion was held. Bob Benkowski made a motion to grant the Variance as submitted. Tom Feller seconded the motion. Roll Call Vote: 5 – Yes. Motion carried. Susan L. Vole/Joseph & Jean Montella – Appeal under Section 4-6.05 of the Adams County Comprehensive Zoning Ordinance to Administrative interpretation of Section 3-8.01(A) that the structure placed is larger than allowed as a recreational vehicle on property located in the N ½, SE ¼, SE ¼, Section 6, Township 15 North, Range 6 East, at 3087 13th Avenue, Town of Springville, Adams County, Wisconsin. Mr. Montella explained that he wished to use the recreational vehicle to stay in when he is in the area and plans to build a house when the property is paid off. Mr. Montella feels that since the zoning restrictions were not in place when the recreational vehicle was manufactured that they should not apply to his situation. Discussion was held. The Board was reminded that Mr. Montella comes before them today with an Appeal from the decision of the Zoning Administrator concerning literal enforcement of the Zoning Ordinance regarding the width of the recreational vehicle. Bob Benkowski made a motion to uphold Mr. McLaughlin’s interpretation of the Ordinance. Tom Feller seconded the motion. Roll Call Vote: 4 – Yes. 1 – No. (Beaver) Mr. McLaughlin’s determination that the recreational vehicle does not meet the requirements of the Zoning Ordinance stands. Richard F. & Cheryl A. Gubala – Variance request under Section 10-4B.01(E) of the Adams County Shoreland Wetland and Habitat Protection Ordinance to allow a residence to be constructed at a rear lot setback of 12’ instead of the required 30’ setback on property located in the NW ¼, NE ¼, Section 18, Township 17 North, Range 5 East, Lots 23-24 & S 25’ of Lot 22, Block 57, 2nd Addition to the Dellwood Subdivision at 2108 Wigwam Street, Town of Quincy, Adams County, Wisconsin. Mr. Gubala explained that permits have already been issued for his project, but he would like to change the position of the house which would require an adjustment to the rear lot line setback. Drawings were distributed and discussion was held. Cathy Croke made a motion to deny the request because there was no unnecessary hardship. Bob Benkowski seconded the motion. Roll Call Vote: 3 – Yes. 2 – No. (Beaver; Feller) Motion to deny carried.

Chairman Beaver closed the Public Hearing portion of the meeting.

Board of Adjustment
Meeting Minutes
November 19, 2014
Page #2

Minutes: Cathy Allen presented the Board with the minutes from the October 15, 2014 meeting for their review. Bob Benkowski made a motion to approve the minutes as presented. Bob Krause seconded the motion. All in favor. Motion carried.

Correspondence: None.

The next Board of Adjustment Meeting will be December 17, 2014 at 9:30 A.M.

Bob Krause made a motion to adjourn. Tom Feller seconded the motion. All in favor. Motion carried.

ADJOURNED: 10:45 A.M.

Bob Beaver, Chair

Tom Feller, Vice-Chair

Catherine Croke, Secretary

Bob Krause

Robert Benkowski

Cathy Allen, Recording Secretary

THESE MINUTES HAVE NOT BEEN APPROVED BY THE BOARD.